

Delegated Report		Analysis sheet	Expiry Date:	15/05/2014
		N/A / attached	Consultation Expiry Date:	17/4/14
Officer			Application Number(s)	
Alan Wito			2014/1929/P	
Application Address			Drawing Numbers	
St. Giles in the Fields Churchyard and Playground St. Giles High Street London WC2H 8LG			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Construction of new boundary wall and fencing to children's playground.				
Recommendation(s):		Grant		
Application Type:		Councils Own Permission Under Regulation 3		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	59	No. of responses	02	No. of objections	01
			No. electronic	00		
Summary of consultation responses:	<p>A site notice was put up outside of the property from 25/3/14 to 15/4/14 and a press notice published on 23/3/14.</p> <p>Two responses were received as a result of the application.</p> <p>A resident of 17 Pendrell House raised no objections to the proposals.</p> <p>A resident of 15 Pendrell House objected to the proposed wall on the grounds that the view was much improved following the demolition of the previous wall in the same location. The playground would also be better connected to the neighbouring Phoenix Gardens although if some security was needed this could be a fence.</p> <p><i>Response: The proposed wall replaces a wall which was recently demolished in the same location on the grounds it was structurally unsound. Without the wall being reconstructed the setting of the grade I listed St Giles in the Fields Church would be harmed.</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Denmark Street CAAC was notified of the application and responded with no comment.</p> <p>Covent Garden Community Association was notified of the application and responded with no objection.</p>					

Site Description

St Giles in the Fields is a grade I listed church dating from 1731-33 by Henry Flitcroft. It sits within its own grounds which are bounded by railings (including the separately grade II listed Lych Gate on the western side. Also within the grounds is the grade II listed Vestry Rooms to the south of the Church. The entire site lies within Denmark Street Conservation Area and an Archaeological Priority Area.

The north of the grounds is bounded by St Giles High Street whilst Flitcroft Street runs to the west. At the southern of the ground access is via St Giles Passage.

The playground and gardens to the south and east of the church are designated as Public Open Space.

Relevant History

Planning permission was granted on 19/9/13 for hard and soft landscaping and works to boundary wall to churchyard (ref: 2013/2736/P).

Relevant policies

LDF Core Strategy and Development Policies

CS14 - Promoting high quality places and conserving our heritage

DP24 - Securing high quality design

DP25 - Conserving Camden's heritage

Supplementary Planning Policies

Camden Planning Guidance

Denmark Conservation Area Statement

Assessment

This application seeks to construct a wall between the playground in St Giles Playground and the adjoining Phoenix Gardens to the west. The wall has already been demolished follows concerns regarding its stability due to cracking and bowing. An inspection of the wall revealed that it was constructed of stock brick but was mostly rendered. Listed building consent was not required for the demolition of the wall as it is ecclesiastically exempt, however planning permission is required for the construction of the replacement wall.

The new wall will be constructed in a stock brick which will be a close match to the adjoining brickwork and will be the same height as the previous wall. A sample panel of the brickwork has been inspected on site and was found to be quite bright compared with the 300 year old brickwork elsewhere, therefore it was agreed to darken the brickwork down with a light wash to ensure that it stood out less.

Also included as part of the proposals is a small alteration to an already approved mesh fence in the playground. This simply removes the curved end sections and does not significantly alter the impact of the fence.

The works preserve the setting of the listed building and the character and appearance of Denmark Street Conservation Area, therefore it is recommended that planning permission is granted.